

# HEARNES

WHERE SERVICE COUNTS

**Bearwood**  
**Bournemouth, Dorset, BH11 9QF**



# Bournemouth, Dorset, BH11 9QF

## FREEHOLD PRICE: £400,000

A deceptively spacious three bedroom detached bungalow with good size sitting/dining room, ensuite to the main bedroom, ample off road parking and double garage situated in a popular residential location. NO FORWARD CHAIN.

- Entrance hallway with built in storage cupboard and airing cupboard
- Sitting/dining room with stone fireplace and display mantles, gas coal effect fire and patio door to garden
- Kitchen/breakfast room with range of base and eye level units with complementary worktops, inset electric hob and grill, integrated fridge freezer, space for washing machine, breakfast seat area and space for table, rear aspect window and door to garden
- Three good size bedrooms
- Main bedroom with fitted bedroom furniture and en suite shower room
- Family bathroom with white three piece with shower screen and electric shower over bath, wash hand basin, WC, heated ladder style towel rail, fully tiled walls and floor
- Double glazing and gas heating
- Outside: Front garden laid to lawn with flower and shrub borders, tarmac driveway giving off road parking down one side for several cars leading to double garage with electric up and over door. The rear garden is laid to shingle with raised flower bed borders and summerhouse

Venning Avenue is situated in a popular location with local amenities nearby including community centre, Co-op store and pharmacy and a retail park close by on Ringwood Road. The town of Bournemouth with its award-winning sandy beaches and Bournemouth International Airport are both approximately 6 miles away.

COUNCIL TAX BAND: D      EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



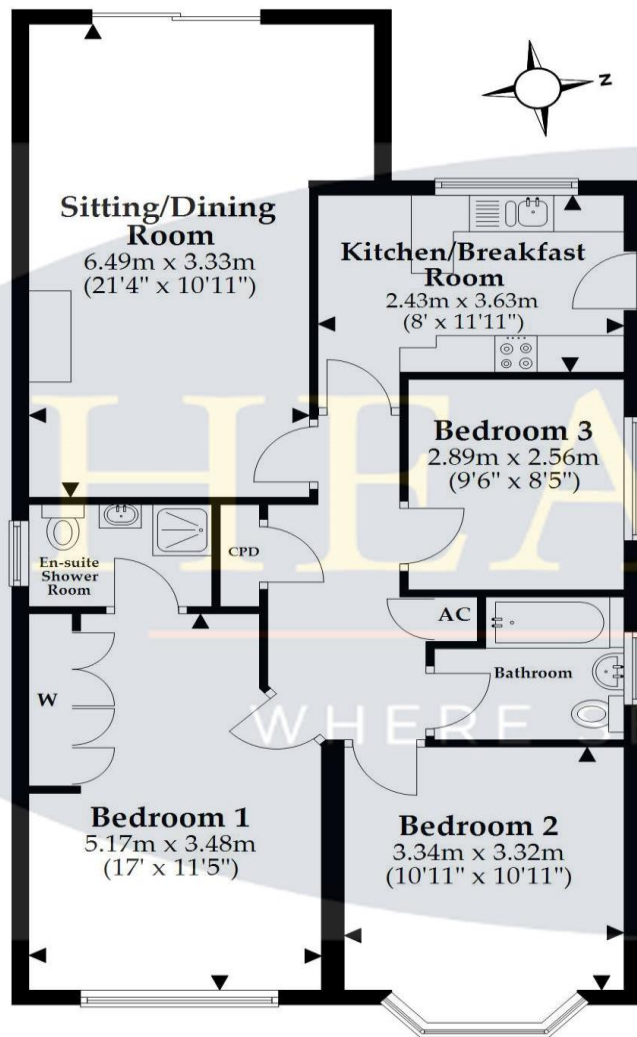






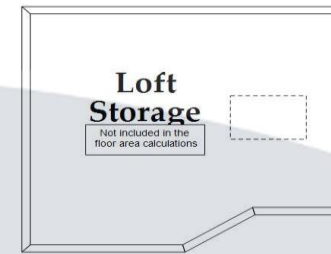
## Ground Floor

Approx. 86.9 sq. metres (935.3 sq. feet)



## First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)



## Outbuildings

Approx. 36.5 sq. metres (392.6 sq. feet)

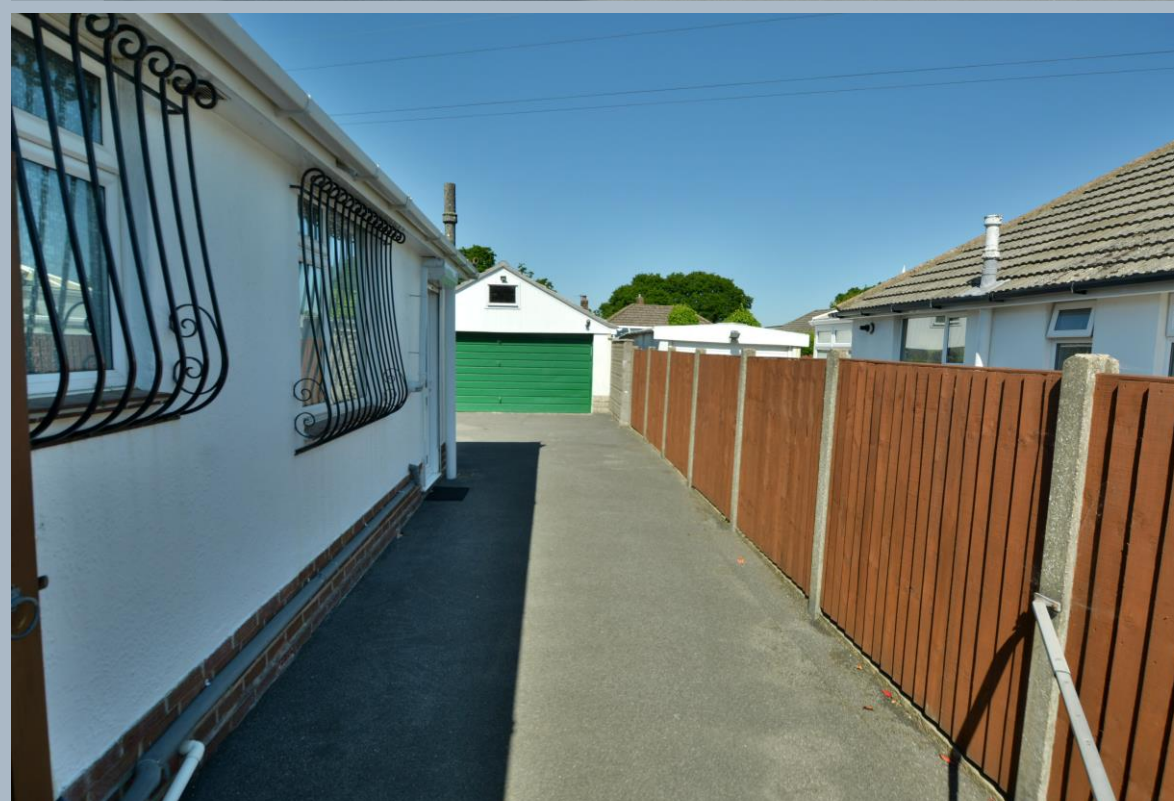


Total area: approx. 123.4 sq. metres (1327.9 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood











# HEARNES

WHERE SERVICE COUNTS

[www.hearnes.com](http://www.hearnes.com)

6 Cook Row, Wimborne, Dorset BH21 1LB

Tel: 01202 842922 Email: [Wimborne@hearnes.com](mailto:Wimborne@hearnes.com)

OFFICES ALSO AT: BOURNEMOUTH, FERNDOWN, POOLE & RINGWOOD